



VII. B.

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Planning Commission Staff Report

Project Type: Site Development Plan Time Extension

Meeting Date: October 8, 2012

From: Justin Wyse, AICP
Senior Planner

Location: 15310 Conway Road

Petition: P.Z. 47-2007 Conway Point Office Building (Conway Partners, LLC)

Description: Conway Point Office Building (P.Z.47-2007 Time Extension): A request for a two (2) year extension of time to submit a Site Development Plan for a 1.489 acre tract of land zoned "PC" Planned Commercial district located at the southwest corner of the intersection of Conway Road and Chesterfield Parkway.

PROPOSAL SUMMARY

William Remis of Doster Ullom, LLC , on behalf of Conway Pointe Partners LLC, has submitted a request for a two (2) year extension of time to submit a Site Development Plan for P.Z. 47-2007 Conway Point Office Building (Conway Partners LLC). The Planning and Development Services Division has reviewed the request and submits the following report.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was zoned "R3" Residence District by St. Louis County prior to the City's incorporation. On May 21, 2007, the City rezoned the property to "PC" Planned Commercial District via Ordinance Number 2361. On June 16, 2008, Ordinance Number 2361 was replaced by Ordinance 2463 which revised the legal description, and amended the required open space percentage, setbacks, and allowed uses. A request for a two year time extension was approved in November of 2010.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Restaurant/Hotel	"PC" Planned Commercial
South	Highway 40-61, I-64	Highway 40-61, I-64
East	Retirement Home	"NU" Non-Urban District
West	Residential	"R-3" Residence District



SUBMITTAL INFORMATION

City of Chesterfield Ordinance 2463 has the requirement for a Site Development Plan to be submitted within eighteen (18) months from the date of approval of the preliminary plan. However, where due cause is shown by the developer, the time interval may be extended by

the Planning Commission. Failure to comply with the established time limits will require a new public hearing to be held.

The owners currently have no immediate plans to develop the property but would like to preserve the zoning on the parcel for as long as possible so as to ensure that options remain available for future development. The current time extension will expire on November 22, 2012.

DEPARTMENTAL INPUT

Staff has reviewed the request for an extension of time to file a Site Development Plan and the conditions for development contained within the Attachment A of City of Chesterfield Ordinance 2463. Based on this review, Staff has no concerns with a two (2) year extension for the submittal of a Site Development Plan as requested by the applicant and recommends approval of the request. **If approved, the time extension would be valid until October 8th, 2014.**

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the request for a two (2) year extension of time to submit a Site Development Plan for P.Z. 47-2007 Conway Point Office Building (Conway Partners LLC)."
- 2) "I move to approve the request for a two (2) year extension of time to submit a Site Development Plan for P.Z. 47-2007 Conway Point Office Building (Conway Partners LLC) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Letter from Doster Ullom, LLC

cc: Aimee Nassif, Planning and Development Services Director



DOSTERULLOM, LLC
ATTORNEYS AT LAW

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William B. Remis
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September 25, 2012

Sent via E-mail and U.S. Mail

Justin Wyse
Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

RE: Conway Pointe -- Ordinance No. 2463

Dear Justin:

We represent the owners of Conway Pointe located at the intersection of Conway Road and Chesterfield Parkway. Pursuant to Section II.E. of Ordinance 2463, we hereby request a two year extension of the time period for plan submittal specified in Section II of the Ordinance. The owners currently have no immediate plans to develop the Property and do not anticipate any development occurring at this location in the immediate future – the parcel will likely be used for a roadway expansion. However, the owners would like to preserve the zoning at the parcel for as long as possible so as to ensure that options remain available for future development if deemed appropriate.

Please contact the undersigned if you have any questions and let us know when this will be on the agenda for a Planning Commission meeting. Thank you for your assistance.

Very truly yours,

William B. Remis

cc: Steve Sachs
Mike Doster